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ANNUAL REPORT  
OF THE  
BUILDING DEPARTMENT

July 1, 1975, to June 30, 1976

Boston, September 1, 1976.

HON. KEVIN H. WHITE,  
*Mayor of Boston.*

SIR:

In accordance with the provisions of Section 108.18, Chapter 802, of the Acts of 1972, as amended, I submit herewith a brief report of the activities of the Building Department during the past twelve months.

FRANCIS W. GENS,  
*Building Commissioner.*

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## DEPARTMENT ORGANIZATION

The Building Department was established by Chapter 280 of the Acts of 1871.

“An Act to Provide for the Regulation and Inspection of Buildings, the More Effectual Prevention of Fire and the Better Protection of Life and Property in the City of Boston,”

and came into being on October 2, 1871.

This act, with various revisions and amendments, controlled the erection and alteration of buildings and related matters until July 16, 1892, when it was superseded by Chapter 419 of the Acts of 1892. This act, although amended from time to time, remained in effect until August 1, 1907, when it was superseded by Chapter 550 of the Acts of 1907, which remained as the Building Law of the City of Boston until 1943.

Chapter 479 of the Acts of 1938 as amended,

“An Act for the Codification, Revision and Amendment of the Laws Relative to the Construction, Alterations, and Maintenance of Buildings and Other Structures in the City of Boston,”

was passed by the Legislature on June 27, 1938, with the provision that it take effect upon its acceptance by the Boston City Council, whereupon the Council proceeded to hold a series of public hearings on proposed amendments submitted by architects, builders, property owners, and various civic organizations. As a result of these hearings numerous amendments to the act were accepted by the Council. It was approved by the Council in 1943. Since 1943 the code has undergone several minor and a number of major amendments or revisions.

On January 1, 1975, the Massachusetts State Building Code, Chapter 802, Acts of 1972, as amended, went into effect in the City of Boston and superseded all previous codes.

The Massachusetts State Code\* places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically exempted by Sec-

tion 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gas fitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department administers the zoning regulations formulated and adopted by the Boston Zoning Commission under authority of Chapter 665 of the Acts of 1956. These regulations, which became effective on December 31, 1964, superseded the original Zoning Act of June 5, 1924. The provisions of Chapter 143 of the General Laws, insofar as they are applicable to the City of Boston, are also administered by the Building Department. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment,<sup>†</sup> and the Zoning Commission. Chapter 616 of the Acts of 1955 established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the Historic Beacon Hill District. Reports of these Boards are incorporated herein.

Chapter 616 of the Acts of 1955 in order to promote the general welfare of the public and to maintain the area as a landmark in the history of architecture and as a tangible reminder of old Boston as it existed in the early days of the Commonwealth created the Historic Beacon Hill District, bounded

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\*The Commonwealth of Massachusetts Building Code has been in effect since January 1, 1975.

†The Board of Zoning Adjustment ceased to exist with the taking effect of the new zoning regulations formulated under Chapter 665 of the Acts of 1956, on December 31, 1964.

“southerly by the northerly side line of Beacon street; westerly by a line parallel with and 150 feet distant westerly by the westerly side of Beaver street; northerly by Beaver place; easterly by Brimmer street; northerly again by Byron street; westerly again by a line parallel with and eighty feet distant westerly from the westerly side line of Charles street; northerly again by the southerly side line of Charles street; northerly again by the southerly side line of Revere street; westerly again by the westerly side line of Myrtle street; northerly again by the southerly side line of Myrtle street; and easterly again by the westerly side line of Hancock street and said side line extended southerly to Beacon street; excluding, however, from said area land of the Commonwealth and the estates numbered 26 to 88 inclusive and 98 to 136 inclusive on Myrtle street”

in which no permit may be issued by the Building Department unless certificate of appropriateness or certificate of nonapplicability of the statute, issued by the Beacon Hill Architectural Commission, which was established under the act creating the historic district, or that no exterior architectural feature was involved, was on file in the office of the Building Commissioner.

The historic district was enlarged and extended by Chapter 315 of the Acts of 1958 to include a contiguous area bounded

“southerly by Byron street; westerly by Brimmer street; southerly again by Beaver place; westerly again by Embankment road; northerly by Pinckney street; and easterly by a line parallel with, and eighty feet distant westerly from the westerly line of Charles street.”

Chapter 622 of the Acts of 1963 further enlarged and extended the district to include an area contiguous thereto bounded

“southerly by Myrtle street; including, however, the estate numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street; southerly by Revere street; westerly by the alley located to the rear of the



estates numbered 130 to 140 Charles street; northerly by the northerly boundary line of the estate numbered 140 Charles street; and by said boundary line extended diagonally in an easterly direction across Charles street, to Putnam avenue; northerly by Putnam avenue; westerly by West Cedar street; northerly by Phillips street; easterly by the rear property lines of the estates numbered 79 to 61 West Cedar street; northerly and westerly by the northerly property lines of the estates located at the northerly ends of Bellingham place, Sentry Hill, and Goodwin place, and the northerly sideline of the estate numbered 37 Grove street; easterly by Grove street; northerly by Revere street; easterly by Irving street; but including the estates located on Rollins place,"

and also another contiguous area bounded

"northerly by a line parallel to and forty feet distant southerly from the southerly side line of Cambridge street; easterly by Bowdoin street; southerly by Derne and Myrtle streets; westerly by Irving street; generally southerly by the northerly, easterly, and westerly boundaries of the area defined in section one B; southerly by Revere street; westerly and northerly by Embankment road; and northerly by Charles Street Circle, and including the estates located at 131 and 141 Cambridge street and 2-16 Lynde street."

Chapter 625 of the Acts of 1966, which became effective on December 1, 1966, created a "Back Bay Residential District" and established within the framework of the Boston Redevelopment Authority a "Back Bay Architectural Commission" which is empowered to pass on all building construction and related matters within the district. The Building Commissioner may not grant permits for construction within the area unless the application therefor bears a certificate from the commission that no exterior architectural feature is involved or is accompanied by a certificate of design approval.

The "Back Bay Residential District" comprises the area bounded as follows:

“Westerly by the easterly side line of Charlesgate East; northerly by the southerly side line of Back street; easterly by the westerly side line of Embankment road; northerly by the southerly side line of Beacon street; easterly by the westerly side line of Arlington street; southerly by the northerly side lines of the public alleys between Newbury street and Commonwealth avenue, from Arlington street to the westerly side line of Massachusetts avenue, said lines being extended across intervening streets and Massachusetts avenue; westerly by the westerly side line of Massachusetts avenue; and southerly by the northerly side line of Newbury street.”

A summary of the activities of the Building Department for the past months from July 1, 1975, to June 30, 1976 is included.

CLASSIFICATION OF DEPARTMENT PERSONNEL  
(As effective on July 1, 1975)

NUMBER	TITLE	GRADE	COMPENSATION
1	Building Commissioner . . . . .		*\$30,000 00
1	Supervising Structural Engineer . . . . .	MM-10	555 56
1	Deputy Building Commissioner . . . . .	MM-10	555 56
2	Assistant Building Commissioner . . . . .	MM- 9	513 41
1	Supervisor of Construction and Safety . . . . .	MM- 6	394 64
1	Supervisor of Electrical Inspection . . . . .	MM- 6	394 64
1	Supervisor of Mechanical Inspection . . . . .	MM- 6	394 64
5	Senior Administrative Assistant . . . . .	MM- 5	360 15
1	Zoning Administrator . . . . .	MM- 5	360 15
2	Principal Structural and Safety Engineer . . . . .	R-18	374 35
1	Senior Electrical Engineer . . . . .	R-17	392 60
1	Senior Mechanical Engineer . . . . .	R-17	392 60
1	Chief Gasfitting and Sprinkler Inspector . . . . .	R-16	358 10
1	Chief Elevator Inspector . . . . .	R-16	324 70
1	Chief Plumbing Inspector . . . . .	R-16	358 10
1	Chief Egress Inspector . . . . .	R-16	324 70
3	Chief Electrical Inspector . . . . .	EL-16	358 10
3	Chief Building Inspector . . . . .	R-16	358 10
2	Chief Building Administrative Clerk . . . . .	R-14	293 00
1	Senior Legal Assistant . . . . .	R-14	293 00
1	Building Plan Examiner . . . . .	R-14	293 00
1	Senior Elevator Inspector . . . . .	R-14	293 00
1	Senior Gasfitting and Sprinkler Inspector . . . . .	R-14	293 00
5	Senior Building Inspector . . . . .	R-14	293 00
1	Senior Plumbing Inspector . . . . .	R-14	293 00
5	Senior Electrical Inspector . . . . .	EL-13	293 00
1	Title Examiner . . . . .	R-13	207 00
1	Head Administrative Clerk . . . . .	R-13	264 75
27	Building Inspector . . . . .	R-13	264 75
1	Senior Egress Inspector . . . . .	R-13	264 75
1	Sprinkler Inspector . . . . .	R-13	264 75
8	Elevator Inspector . . . . .	R-13	264 75
3	Gasfitting Inspector . . . . .	R-13	264 75
10	Plumbing Inspector . . . . .	R-13	264 75
1	Assistant Zoning Administrator . . . . .	R-12	228 05
1	Building Materials Technician . . . . .	R-12	228 05
1	Principal Cashier . . . . .	R-12	239 60
1	Street Numbering Inspector . . . . .	R-12	228 05
2	Egress Inspector . . . . .	R-12	251 95
2	Head Clerk and Secretary . . . . .	R-12	251 95
1	Exterior Electrical Inspector . . . . .	EL-12	272 21
12	Interior Electrical Inspector . . . . .	EL-12	272 21
2	Head Clerk . . . . .	R-11	239 60
2	Building Plans Storage Attendant . . . . .	R10-L	228 05
9	Principal Clerk . . . . .	R- 8	207 35
7	Senior Clerk and Typist . . . . .	R- 5	180 60
1	Senior Microfilm Operator . . . . .	R- 5	180 60

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

**Twelve-Month Period**  
**July 1, 1975, to June 30, 1976**

NUMBER OF FAMILY UNITS IN EACH BUILDING	1973-1974		1975-1976	
	Buildings	Families	Buildings	Families
1.....	12	12	45	45
2.....	18	36	6	12
3.....	3	9	2	6
4.....	—	—	—	—
Multi.....	11	—	—	—
Total.....	44	57	53	63

SUMMARY OF HOUSING CONSTRUCTION — YEAR 1975-1976	
New habitations erected.....	44
Accommodations provided by new construction.....	57
Accommodations provided by alterations.....	00
Habitations razed.....	585
Accommodations eliminated by razing.....	1,492

HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED	Buildings	Families
One-family.....	} 585	1,492
Two-family.....		
Three-family.....		
Four-family.....		
Multi.....		
Total.....	585	1,492



On July 1, 1976, there were (estimated) in the City of Boston:

Brick and other fire-resistive buildings . . . . .	44,178
Brick and other fire-resistive buildings erected . . . . .	127
Brick and other fire-resistive buildings razed . . . . .	414
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Total brick and other fire-resistive buildings on July 1, 1976 .	43,891
Wood buildings . . . . .	94,715
Wood buildings erected 1975-1976 . . . . .	54
Wood buildings razed 1975-1976 . . . . .	376
Total wood buildings (estimated) July 1, 1976 . . . . .	94,393
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Total all buildings (estimated) July 1, 1976. . . . .	138,284

The following is a statement showing by number, purpose, and estimated cost, the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

Year July 1, 1975, Through June 30, 1976

PURPOSE	NEW BUILDINGS		ALTERATIONS		TOTAL	
	Number	Cost	Number	Cost	Number	Cost
Amusement, recreation, theaters, halls, movies.....	—	—	—	—	—	—
Churches, chapels, synagogues.....	—	—	—	—	—	—
Dwellings, one-family.....	12	\$377,000	769	\$928,200	781	\$1,305,200
Dwellings, two-family.....	18	348,000	822	929,200	840	1,277,200
Dwelling, three-family.....	3	150,000	885	1,876,800	888	2,026,800
Dwellings with stores.....	—	—	—	—	—	—
Dwellings, multifamily.....	11	23,552,216	345	24,800,900	356	48,353,116
Multifamily with stores.....	—	—	—	—	—	—
Educational buildings, schools, colleges, academies, etc.....	—	—	—	—	—	—
Garage and repair shops.....	—	—	—	—	—	—
Hotel and club buildings.....	—	—	—	—	—	—
Institutional buildings, hospitals, clinics, asylums.....	4	3,118,900	—	—	—	—
Lodgings, dormitories, homes, convents, etc.....	—	—	5	11,900,800	9	15,019,700
Manufacturing buildings, bakeries, laundries, workshops, etc.....	9	658,800	—	—	9	658,800
Mercantile buildings, stores, salesrooms, service stations, etc.....	66	7,900,900	1,499	36,600,900	1,565	44,501,800
Office and bank buildings.....	49	4,587,100	900	35,866,929	949	40,454,029
Public buildings.....	—	—	—	—	—	—
Stables, kennels, etc.....	—	—	—	—	—	—
Storage buildings.....	9	118,800	—	—	9	118,800
Miscellaneous.....	—	—	—	—	—	—
Totals.....	181	\$40,811,716	5,225	\$112,903,729	5,406	\$153,715,445

Following is a list of construction projects involving an outlay of \$100,000 for which applications were filed with the Building Department during the period July 1, 1975, through June 30, 1976

Purpose	Nature	Ward	Location	Owner	Est. Cost
Office, bank, store.....	Add/Alter	3	99 High Street	Keystone-Centrose Associates	\$250,000
Apartments, restaurant, shop.....	Add/Alter	21	728 Commonwealth Avenue	Trustees of Boston University	200,000
Stores, theater.....	New	3	671-675-677 Washington Street	Bel Art Realty	240,000
Offices, bank, store.....	Add/Alter	3	99 High Street	Keystone-Centrose Associates	175,000
Stores, market.....	New	18	453 Cummins Highway	Milton Savings	1,000,000
Day-care, office.....	Add/Alter	6	242-244 West Broadway	Boston Housing Authority	400,000
Offices, school, restaurant.....	Add/Alter	15	1353 Dorchester Avenue	Federated Dorchester Neighborhoods	300,000
Offices.....	Add/Alter	12	315-319 Blue Hill Avenue	Roxbury Multi-Service	181,542
Offices.....	Add/Alter	4	200 Clarendon Street	John Hancock Mutual Life	1,393,835
Retail store.....	New	3	7 North Street	Faneuil Hall	100,000
Scoreboard.....	Add/Alter	5	24 Jersey Street	Boston Red Sox	200,000
Office.....	Add/Alter	3	100 Summer Street	Blue Cross of Mass.	120,000
Hospital.....	Add/Alter	3	35 Fruit Street	Trustees of Mass. General	900,000
Hospital.....	Add/Alter	3	90 Blossom Street	Trustees of Mass. General	1,000,000
Medical facility.....	Add/Alter	1	79 Paris Street	East Boston Health	1,048,900
Public building.....	New	3	390 Commercial Street	Savarese Company	100,000
Warehouse.....	Add/Alter	1	290 McLellan Highway	Grossman Del Pro	100,000
Store, bank.....	Add/Alter	3	315-333 Washington Street	Province Building	105,000
Telephone exchange.....	Add/Alter	4	41 Belvidere Street	N. E. Tel & Tel Company	150,000
Apartment for elderly, garage, store.....	New	18	1 Clifton Street	Commonwealth of Massachusetts	2,167,950
Restaurant.....	Add/Alter	3	70 East India Row	Harbor Towers	200,000
Office building.....	New	16	2110 Dorchester Avenue	The Daughters of Charity	1,757,000
Parking structure.....	New	17	2116 Dorchester Avenue	The Daughters of Charity	1,400,000
Nursing home.....	Add/Alter	6	819 East Sixth Street	M. L. Brady	400,000
Apartment.....	Add/Alter	21	722 Commonwealth Avenue	Trustees of Boston University	200,000
Apartment.....	Add/Alter	21	726 Commonwealth Avenue	Trustees of Boston University	200,000
Railroad structure.....	Demolish	3	630-690 Atlantic Avenue	Boston Redevelopment Authority	823,000
Bank, three apartments.....	Add/Alter	3	267-275 Hanover Street	Nick Nazzaro	130,000
Bank, offices.....	Add/Alter	3	20-48 Water St., 53-59 Congress	Fidelity Management and Research	145,000
Office, laboratory.....	Add/Alter	3	57-63 Kneeland Street	Trustees of Tufts University	200,000
Bakery.....	Add/Alter	3	380 Harrison Avenue	Quinzani's Bakery	250,000
Offices.....	Add/Alter	4	200 Clarendon Street	John Hancock Mutual Insurance	2,000,000
Hospital.....	Add/Alter	10	222 South Huntington Avenue	Huntington General Hospital	1,000,000
Offices, twelve apartments.....	New	5	335-339 Tremont Street	Mass. Assoc. for the Blind	300,000

PURPOSE	Nature	Ward	Location	OWNER	Est. Cost
Apartment (216)	.....New	4	333 Massachusetts Avenue	Symphony Plaza West	\$3,902,136
Apartment (118)	.....New	4	334 Massachusetts Avenue	Symphony Plaza West	3,464,630
Offices	.....Add/Alter	4	200 Clarendon Street	John Hancock Mutual Life	500,000
Units (68)	.....New	6	120 L Street	Boston Housing Authority	1,500,000
Offices, bank	.....Add/Alter	3	1 Federal Street	National Shawmut Bank	166,589
Hospital	.....Add/Alter	4	221 Longwood Avenue	Boston Hospital for Women	200,000
Research building	.....Add/Alter	3	100 Blossom Street	Mass. General Hospital	822,000
Restaurant	.....Add/Alter	3	949 Commonwealth Avenue	Trustees of Boston University	110,000
Nursing homes (39 beds)	.....New	21	69 Robeson Street	Lillian Granderson	1,100,000
Offices, classrooms	.....Add/Alter	21	30-38 Cunningham Street	Trustees of Boston University	150,000
Nursing plant	.....Add/Alter	3	165 Kneeland Street	Boston Edison	126,000
Apartment	.....New	22	10 Glencoe Street	Weston Assoc.	616,000
School for art	.....Add/Alter	21	855-861 Commonwealth Avenue	Boston University	105,000
Apartment	.....Add/Alter	8	34 East Concord Street	Headstart Housing	210,000
Apartment	.....Add/Alter	8	20 East Concord Street	Headstart Housing	555,000
Apartment	.....Add/Alter	8	1601 Washington Street	Headstart Housing	1,470,000
Bank	.....Add/Alter	3	556-624 Atlantic Avenue	Federal Reserve Bank	100,000
Apartment (176)	.....New	3	33 Blossom Street	Blackstone Company	4,870,000
Laboratory	.....Add/Alter	4	464-462 Brookline Avenue	Sidney Farber	300,000
Store	.....Add/Alter	3	1-53, 22-50 Summer Street	Avon Alstors	500,000
Scoreboard	.....Add/Alter	5	24 Jersey Street	Boston Red Sox	286,000
Function hall	.....New	2	75 West School Street	Bunker Hill Knights	300,000
Bank, garage	.....Add/Alter	3	100 Federal Street	First National Bank	350,000
Learning center	.....Add/Alter	8	214-218 Dudley Street	OFC	100,000
Stores, offices	.....New	12	155 Warren Street	Boston Redevelopment Authority	321,342
Car wash, gas pumps	.....New	19	2 Spring Park Avenue	Alphonse Mourad	100,000
Hospital office, garage	.....Add/Alter	16	2100 Dorchester Avenue	Carney Hospital	1,000,000
Press box	.....Add/Alter	16	2100 Dorchester Avenue	Carney Hospital	1,000,000
Nursing home	.....Add/Alter	5	24 Jersey Street	Boston Red Sox	121,000
Hospital, laboratory	.....Add/Alter	19	431 Pond Street	Annenian Women's Welfare	800,000
Bank office	.....Add/Alter	4	440 Brookline Avenue	Children's Cancer Research	800,000
Offices	.....Add	20	1906 Centre Street	Sidney Krafchick	102,000
Health center	.....Add	4	200 Berkeley Street	John Hancock Mutual Life	1,000,000
	.....New	16	396 Neponset Avenue	Neponset Health Center	400,000



Apartments (82).....	22	10 Dunboy Street	Oak Square Associates	1,282,468
Bar, garage.....	3	100 Federal Street	Sullivan & Worcester	200,000
Hospital.....	4	300 Longwood Avenue	Children's Hospital Medical	200,000
Boarding house.....	16	1891 Dorchester Avenue	Realty Realty Trust	1,885,830
Boarding house.....	3	20-40 Bristol Street	Pine Street Inn	550,000
Boarding house.....	3	56 Bristol Street	Pine Street Inn	500,002
Boarding house.....	3	50-62 Bristol Street	Pine Street Inn	500,000
Private club.....	20	60 Broadlawn Park	Tri City Trust	500,000
Bank, offices.....	3	25-43 Kneeland Street	The Drucker Company	500,000
Offices.....	3	200 Clarendon Street	John Hancock	120,000
Hospital clinic.....	4	1 Joslin Place	Joslin Diabetes	750,000
Bank.....	21	350 Chestnut Hill Avenue	Merchants Cooperative	105,000
Office.....	5	3-4 Joy Street	Appalachian Mountain	100,000
Bakery, garage.....	12	215-233 Blue Hill Avenue	Kasanof's Bakery	100,000
Telephone equipment.....	1	59 Ashley Street	Archdiocese of Boston	640,000
Hospital.....	4	41 Belvidere Street	New England Telephone	100,000
Hospital.....	3	100 Blossom Street	Massachusetts General Hospital	120,000
Hospital.....	3	243 Charles Street	Mass. Eye and Ear Infirmary	480,000
Offices, bank.....	3	1 Federal Street	National Shawmut Bank	1,560,000
Hall.....	16	256 Freeport Street	LB&W, Local 103 building	661,000
Market, stores.....	3	20 Commercial Street	City of Boston	1,920,000
Domitory.....	5	185 Bay State Road	Trustees of Boston University	375,000
Restaurant.....	22	1750 Soldiers Field Road	Raymond Cicolo	149,000
Health center.....	1	10 Gove Street	East Boston Health Center	100,000
College.....	4	179 Longwood Avenue	Mass. College of Pharmacy	1,800,000
Offices, bank.....	3	1 Federal Street	National Shawmut Bank	175,000
Home.....	20	1245 Centre Street	Recuperative Center	678,000
Ground equipment.....	1	Logan Airport, Building 24	American Airlines	1,072,560
Domitory hospital.....	4	300 Brookline Avenue	Trustees of Beth Israel	210,000
Research building.....	3	100 Blossom Street	Mass. General Hospital	400,000
Apartments, domitories.....	4	163 Hemenway	Mass. General Hospital	850,000
Theaters.....	21	385 Chestnut Hill Avenue	Northeastern University	150,000
Shrine.....	1	140 Orient Avenue	National Amusements	100,000
Club, store.....	22	28-32 Rugg Road	Sons of Divine Providence	300,000
			Octagon Realty	500,000

# Statement of Building Operations For the Twelve Months From July 1, 1975, to June 30, 1976 and Previous Four Years

	June 30, 1976		June 30, 1975		1973-1974		1972		1971	
	Number	Cost	Number	Cost	Number	Cost	Number	Cost	Number	Cost
Type I, Fireproof.....	31	\$4,909,000	57	\$15,400,400	54	\$41,700,600	37	\$48,700,100	56	\$143,516,000
Type II, Semifireproof.....	8	1,800,900	11	3,220,200	8	7,110,000	8	4,100,600	8	4,615,000
Type IV, Brick and wood.....	88	21,800,700	151	18,690,900	156	51,300,000	81	46,700,976	146	219,447,800
Type V, Metal frame.....	—	—	—	—	—	—	—	—	—	—
Type VI, Wood frame.....	54	12,301,116	98	13,655,370	108	13,757,187	43	19,389,000	93	66,252,200
Total new construction.....	181	\$40,811,716	317	\$50,966,870	326	\$113,867,787	169	\$118,890,675	303	\$433,831,000
Alterations, additions, etc.....	5,225	112,903,729	5,112	77,020,500	7,584	88,651,302	4,319	61,193,100	4,388	50,193,400
Total construction.....	5,406	\$153,715,445	5,429	\$127,987,370	7,910	\$202,519,089	4,488	\$180,063,775	4,691	\$484,024,400
Plumbing.....	2,468	\$9,454,000	2,511	\$8,887,000	3,512	\$12,107,000	2,202	\$7,484,300	2,281	\$7,795,200
Gasfitting.....	2,186	5,900,900	2,504	7,776,000	4,475	14,116,700	3,269	8,444,000	3,811	9,925,000
Heaters and Boilers.....	413	1,008,900	405	1,444,800	1,040	5,170,700	993	2,444,000	1,317	3,536,000
Elevators, new, freight.....	480	4,390,600	—	—	34	1,114,800	21	633,300	64	1,304,800
Elevators, new, passenger.....	510	5,400,700	1,515	—	36	1,213,700	23	544,400	60	1,066,400
Elevators, alterations, freight.....	910	6,600,600	—	—	38	784,200	27	399,900	30	425,900
Elevators, alterations, passenger.....	1,040	6,065,000	1,314	—	34	683,100	20	333,400	24	324,700
Signs and projections.....	148	209,200	544	545,500	211	384,100	403	611,900	403	483,100
Fire escapes.....	—	—	—	—	—	—	—	—	—	—
Take-down, wood.....	376	980,900	381	804,800	475	511,000	245	411,400	405	876,400
Take-down, brick.....	414	870,700	211	466,800	304	643,100	228	399,900	201	413,900
Sprinklers.....	307	600,600	245	599,900	530	1,380,700	235	511,700	212	499,000
Excavations.....	—	—	—	—	—	—	—	—	—	—
Use of premises.....	18	—	—	—	62	—	63	—	58	—
Total.....	9,270	\$41,683,000	9,830	\$22,524,000	9,973	\$36,949,000	7,729	\$22,218,200	8,866	\$26,452,400
Total all work.....	14,676	\$195,398,445	15,259	\$150,512,170	17,883	\$239,468,089	12,217	\$202,281,975	13,557	\$510,476,800

The following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby, for which applications were filed with the Building Department of the City of Boston during the

Five Years Ending June 30, 1976

NUMBER OF FAMILY UNITS IN EACH BUILDING	1975-1976		1974-1975		1973-1974		1972		1971	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	12	12	45	45	39	39	28	28	36	30
2.....	18	36	6	12	91	182	17	34	28	56
3.....	3	9	2	6	1	3	1	3	—	—
4.....	11	—	—	—	4	44	26	—	154	2,019
Multi.....										
Total.....	44	57	53	63	142	268	72	65	208	2,111
Estimated cost of housing construction....	\$24,427,216		\$51,259,760		\$3,115,800		\$39,182,200		\$178,755,800	

Statement showing the number of habitations razed, together with the number of family accommodations eliminated by razing during the

Five Years Ending June 30, 1976

NUMBER OF FAMILY UNITS IN EACH BUILDING	1976		1975		1973-1974		1972		1971	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	585	1,492	516	1,320	497	1,206	278	654	506	1,699
2.....										
3.....										
4.,.....										
5.....										
Total.....	585	1,492	516	1,320	497	1,206	278	654	506	1,699



ELECTRICAL INSPECTION DIVISION  
July 1, 1975, through June 30, 1976

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No.	
1	Inspections made — interior . . . . . 28,330
2	Inspections made — exterior . . . . . 3,140
3	Manholes constructed . . . . . 138
4	Underground services installed . . . . . 685
5	Poles set in new locations . . . . . 439
6	Poles standing in public ways . . . . . 26,358
7	Poles removed . . . . . 350
8	Notices of overhead construction . . . . . 3,497
9	Notices of underground construction . . . . . 4,840
10	Reports of overhead construction . . . . . 3,497
11	Reports of underground construction . . . . . 3,207
12	Vaults installed in public ways and customers' vaults . . . . . 16
13	Underground conduits installed — number of linear feet . . . . . 142,420
14	Accident reports investigated — exterior . . . . . 295
15	Board and nursery homes inspected . . . . . 83
16	Hospitals inspected . . . . . 73
17	Nursery schools or day care agencies inspected . . . . . 105
18	Day care centers and rest homes . . . . . 10
19	Medical schools inspected . . . . . 14
20	Permits granted for electrical work — interior . . . . . 4,518
21	Complaints received and investigated . . . . . 520
22	Grants of location approved . . . . . 310
23	Underground installations completed, 110,000 volts. . . . . 190,333
24	Number of new municipal lampposts installed . . . . . 1,497
25	Number of municipal lampposts removed . . . . . 875
26	Number of lampposts in Boston . . . . . 17,980
27	Complaints received and investigated . . . . . 722

NUMBER OF DOCUMENTS AND FEES RECEIVED BY THE BUILDING  
DEPARTMENT — JULY 1, 1975, THROUGH JUNE 30, 1976

	Documents	Fees
New documents . . . . .	181	\$143,257 50
Elevator . . . . .	—	—
Alterations . . . . .	5,225	316,211 00
Electrical inspections . . . . .	4,518	152,235 88
Elevator inspections . . . . .	2,940	90,811 88
Plumbing, old . . . . .	2,206	11,924 50
Plumbing, new . . . . .	262	5,785 00
Heating, boilers, generators, etc. . . . .	413	1,136 50
Gas, old . . . . .	2,119	5,806 50
Gas, new . . . . .	67	585 00
Sprinklers . . . . .	307	22,447 50
Board of Appeal . . . . .	302	49,250 00
Amendments . . . . .	106	18,688 10
Foundations . . . . .	27	1,350 00
Law books . . . . .	193	945 00
Pamphlets . . . . .	261	248 00
Class B, garages. . . . .	12	1,741 00
Class C, inflammables . . . . .	60	4,779 00
Welders . . . . .	3	75 00
Duplicate permits, etc. . . . .	6	6 00
Plans, photo, certified copy . . . . .	1,563	5,035 00
Egress . . . . .	2,373	87,455 00
Totals . . . . .	<u>23,144</u>	<u>\$919,773 36</u>

## SUMMARY OF ACCIDENTS AND REPORTS, JULY 1, 1975 — JUNE 30, 1976

### Gas accidents:

[illegible]

### Elevator accidents:

[illegible]

Escalator accidents . . . . .	100
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Building accidents — special reports . . . . .	0
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Complaints made —	{	violations . . . . .	1,279
	{	unsafe buildings . . . . .	1,102

Communications acted on	3,640
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Complaints referred to court for prosecution	2,115
--	-------

Court action entered. . . . . 1,515

Warrants issued.	704
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Continued . . . . .	4,375
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Dismissed . . . . .	2,076
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## FINANCIAL REPORT, 1975-1976 — EXPENDITURES

1. PERSONAL SERVICES:		
10. Permanent employees . . . . .	\$2,016,803	63
12. Overtime . . . . .	26,917	28
	<hr/>	
	\$2,043,720	91
2. CONTRACTUAL SERVICES:		
21. Communications . . . . .	\$5,176	00
27. Repairs to equipment . . . . .	1,536	99
28. Transportation of persons . . . . .	38,427	60
29. Miscellaneous contractual services . . . . .	51,436	76
	<hr/>	
	\$96,577	35
3. SUPPLIES AND MATERIALS:		
30. Automotive . . . . .	\$399	00
36. Office supplies . . . . .	6,934	51
39. Miscellaneous supplies . . . . .	678	00
	<hr/>	
	\$8,011	51
4. CURRENT CHARGES AND OBLIGATIONS:		
49. Dues, subscriptions, and licenses . . . . .	\$3,615	98
56. Office equipment . . . . .	693	00
	<hr/>	
	\$4,308	98
5. EQUIPMENT		
59. Library . . . . .	\$192	00
	<hr/>	
Grand total . . . . .	\$2,152,810	75
Appropriation . . . . .	\$3,108,123	00



## FEES RECEIVED, JULY 1, 1975 THROUGH JUNE 30, 1976

	No.	Fees
New buildings . . . . .	181	\$143,257 50
Alterations and repairs . . . . .	5,225	316,211 00
Electrical . . . . .	4,518	152,235 88
Elevator . . . . .	2,940	90,811 88
Egress . . . . .	2,373	87,455 00
Plumbing permits . . . . .	2,468	17,709 50
Boiler permits . . . . .	413	1,136 50
Gasfitting permits . . . . .	2,176	6,391 50
Sprinkler permits . . . . .	307	22,447 50
Board of Appeal . . . . .	302	49,250 00
Amendments . . . . .	106	18,688 10
Foundations . . . . .	27	1,350 00
Law books and maps . . . . .	193	945 00
Pamphlets . . . . .	261	248 00
Inflammables . . . . .	72	6,520 00
Welder certificates . . . . .	3	75 00
Duplicate copies . . . . .	6	6 00
Photo, plans, typing . . . . .	1,563	5,035 00
Totals . . . . .	<u>23,144</u>	<u>\$919,773 36</u>

Number of permits and licenses issued from July 1, 1975, to June 30, 1976, by the Committee on Licenses, Building Department, and revenue received for same.

CLASS				Number of Permits and Licenses Issued	Revenue Received
Garages					
Business	416 cars	3 permits	\$136		
Repair	78 cars	5 permits	640		
Public	1,659 cars	3 permits	750		
Private	200 cars	1 permit	215		
Totals 2,353 cars    12 permits    \$1,741				12	\$1,741
Flammables:					
Total gallonage, 787,067 . . .				60	4,779
Total cubic feet of gases, 25,203 . .				72	\$6,520

## ENFORCEMENT DIVISION

JULY 1, 1975 THROUGH JUNE 30, 1976

City Money — Budget \$365,000

121 takedowns . . . . .	\$262,555 49
31 boardups . . . . .	22,476 80
13 make-safes . . . . .	40,722 39
5 sidewalls . . . . .	16,747 00
Liens . . . . .	1,825 25
Photos . . . . .	8,185 00
<hr/>	
Total . . . . .	\$352,511 93
Budget . . . . .	\$365,000 00
Minus total spent . . . . .	352,511 93
<hr/>	
Balance . . . . .	\$12,488 07

Community Development Block Grant,  
Phase 1, Demolition — Budget, \$600,000

August, 1975, March 31, 1976

164 takedowns . . . . .	\$346,028 96
Budget . . . . .	\$600,000 00
Minus total spent . . . . .	346,028 96
<hr/>	
Returns to General Fund. . . . .	\$253,971 04

Community Development Block Grant,  
Phase 2 — Budget, \$1,147,916  
Demolition and Repairs Other Than Boardups  
April 30, 1976, to Present

13 takedowns . . . . .	\$90,876 00
Photos (contract) . . . . .	30,000 00
<hr/>	
Total . . . . .	\$120,876 00
Budget . . . . .	\$1,147,916 00
Minus total spent April, May, 1976 . . . . .	120,876 00
<hr/>	
Balance remaining. . . . .	\$1,027,040 00

Community Development Block Grant,  
Boardup, Budget, \$300,000.00

62 boardups . . . . .	\$35,545 00
Budget . . . . .	\$300,000 00
Minus total spent, October 1975, May 31, 1976. . . . .	35,545 00
<hr/>	
Balance remaining. . . . .	\$264,455 00

City takedowns,	121 . . . . .	\$262,555 49
*C.D.B.G. (Phase 1),	164 . . . . .	346,028 96
*C.D.B.G. (Phase 2),	43 . . . . .	90,876 00
Private takedowns,	390 . . . . .	1,444,963 00
Total takedowns 718 . . . . .		\$2,144,433 45
City boardups,	36 . . . . .	\$22,476 80
*C.D.B.G. boardups,	62 . . . . .	35,545 00
Total boardups 98 . . . . .		\$58,021 80

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\*Community Development Block Grant



## BEACON HILL ARCHITECTURAL COMMISSION

May 31, 1976.

HON. KEVIN H. WHITE,  
*Mayor of Boston.*

DEAR MR. MAYOR:

This report, for the year 1975, is the twentieth annual report of the Beacon Hill Architectural Commission and, in accordance with the provisions of chapter 616, Acts of 1955, as amended, it is submitted herewith through the Building Commissioner.

The Commission is responsible for passing on the appropriateness of all changes in the exterior features of all buildings within the Historic Beacon Hill District. Twelve meetings were held during the year. Fees received for certificate of appropriateness were \$310. Cases disposed of were as follows:

Certificate of appropriateness issued . . . . .	45
Applications rejected . . . . .	12
Applications withdrawn . . . . .	6
Applications held over . . . . .	1
Certificates of nonapplicability issued . . . . .	43
Approved for ordinary repairs . . . . .	36
Advisory opinions given . . . . .	8

Cases processed during the nineteen years of the Commission's operation total 2,354.

The Commission is now composed of the following members:

MEMBER	TERM ENDS
Joseph L. Eldredge, The Mayor . . . . .	May 1, 1970*
John Codman, Boston Real Estate Board . . . . .	May 1, 1970*
John P. Bennett, Boston Society of Architects . . . . .	May 1, 1973*
James D. McNeely, Society for Preservation of New England Antiquities . . . . .	May 1, 1974*
Jesse R. Fillman, Beacon Hill Civic Association. . . . .	May 1, 1976

The alternate members of the Commission authorized by section 1, chapter 429, Acts of 1965, are as follows:

Benjamin Cook, The Mayor . . . . .	May 1, 1970*
Alexander McIntyre, Beacon Hill Civic Association . . . . .	May 1, 1970*
Frederick W. Lord, Boston Real Estate Board . . . . .	May 1, 1972*
George Notter, Jr., Boston Society of Architects . . . . .	May 1, 1973*
Harriet Ropes Cabot, Society for Preservation of New England Antiquities . . . . .	May 1, 1974*

The officers for 1975 and 1976 are Joseph Eldredge, Chairman; John Codman, Acting Vice-Chairman; and Richard L. Granara, Jr., Secretary.

\*Term expired, awaiting reappointment.

## SEVENTEENTH ANNUAL REPORT

OF THE

## ZONING COMMISSION

OF THE

## CITY OF BOSTON

FOR THE PERIOD JULY 1, 1975, THROUGH JUNE 30, 1976

The Zoning Commission was established under chapter 665 of the Acts of 1956, as amended. It is empowered to adopt and amend zoning regulations and the zoning maps. The Boston Zoning Code and maps incorporated therein were adopted on March 29, 1963, and became effective on December 31, 1964.

The membership of the Zoning Commission as of June 30, 1976, was as follows:

MEMBERS	TERM ENDING
Richard Battles, Boston Society of Civil Engineers	Holdover (1972)
Raymond T. Coleman, Greater Boston Chamber of Commerce	Holdover (1975)
Vincent DiNunno, Sr., Mayor's Selection	May 1, 1977
Richard B. Fowler, Greater Boston Real Estate Board	Holdover (1976)
Thomas F. Gallagher, Associated Industries of Massachusetts	Holdover (1976)
Thomas G. Green, Boston Society of Architects	Holdover (1975)
Louis P. Leonard, Mayor's Selection	Holdover (1975)
Anthony Macolini, Mayor's Selection	Holdover (1976)
Robert L. Marr, Master Builders Association of Boston	May 1, 1977
Theodore W. Paul, Massachusetts Motor Truck Assoc., Inc.	Holdover (1971)
Vacancy*, Greater Boston Massachusetts Labor Council, AFL-CIO	—

At its organizational meeting on May 27, 1976, the Commission reelected Mr. Fowler as Chairman; Mr. Battles as Vice-Chairman; and Mrs. Marguerite Hildebrand as Secretary. Mace Wenniger was reappointed Advisor to the Zoning Commission. Mr. Wenniger's and Miss Hildebrand's part-time services and other staff time are provided by the Boston Redevelopment Authority in its function of planning agency of the city.

During the year, the Commission held hearings on two text amendment applications, one of which was adopted, and one of which was tabled. Eleven hearings were held

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\*Thomas J. McIntyre resigned during the year and no new appointment was made.

in connection with map amendment applications, eight of which were granted, one of which was denied, one of which was tabled, and one of which was returned by the Mayor with his objections and on which no further action was taken by the Commission. Records of these proceedings are on file in the offices of the Commission on the ninth floor of Boston City Hall.

FINANCIAL STATEMENT  
JULY 1, 1975 — JUNE 30, 1976

Appropriation . . . . .		\$4,960 00
Expenditures:		
Permanent Employees . . . . .	\$1,000 00	
Miscellaneous Contractual Services . . . . .	1,822 84	
Office Supplies and Materials . . . . .	172 04	
		<u>2,994 88</u>
Unexpended . . . . .		\$1,965 12
Income Received:		
Filing Fees: 8 Map Amendment Applications* . . . . .	\$800 00	
1 Text Amendment Application* . . . . .	100 00	
Service charges for mailing amended pages for Zoning Code and/or decisions on applica- tions to amend text and maps . . . . .	186 00	
		<u>1,086 00</u>
Total . . . . .		\$1,086 00

Respectfully submitted,

RICHARD B. FOWLER, *Chairman.*

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\*No filing fee is charged for applications submitted by the Advisor to the Zoning Commission.

## BOARD OF EXAMINERS

The Board of Examiners was created by city ordinance in 1913 and reestablished under legislative act in 1938. The Board acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and are delineated under the ordinance as an architect or engineer, a contractor or mechanic, and a lawyer or a person with legal qualifications.

Following is a table of 1975-1976 activities:

Applications received and processed . . . . .	266	
Applications approved and issued . . . . .	246	
Approved and not issued . . . . .	0	
Applications rejected . . . . .	11	
Applicants absent . . . . .	9	
New licenses . . . . .	71 at \$40	\$2,840
New licenses . . . . .	175 at \$30	5,250
Reissues . . . . .	149 at \$30	4,470
Renewals . . . . .	1,374 at \$25	34,350
		<hr/>
Total licenses . . . . .	1,769	
Total receipts . . . . .		\$46,910

Respectfully submitted,

GERALDINE ANTONELLI,  
*Executive Secretary,*  
*Board of Examiners.*

## BOARD OF APPEAL

The Board of Appeal, established in accordance with section 117, of chapter 479, Acts of 1938, as amended, and chapter 665, Acts of 1956, as amended, in its functioning, may vary the provisions of the acts referred to it in specific cases, which appear to them not to have been contemplated by these acts, although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Zoning and Building Codes and shall not conflict with the spirit of any provision of said acts.

The following is a statistical summary of the work of this department from July 1, 1975, through June 30, 1976

In re Building Laws, chapter 479, Acts of 1938, as amended, and chapter 802, Acts of 1972:

Decisions rendered, 1975, 1976, and carried over from 1974, 1973 . . . . .	16
Appeals received . . . . .	52
Appeals sustained . . . . .	35
Appeals sustained with provisos . . . . .	11
Appeals dismissed . . . . .	2
Appeals withdrawn . . . . .	0
Appeals pending . . . . .	4

In re Zoning Law, chapter 665, Acts of 1956, as amended:

Decisions rendered, 1975, 1976, and carried over from 1974, 1973, 1972 . . . . .	104
Appeals received . . . . .	252
Appeals sustained . . . . .	52
Appeals sustained with provisos . . . . .	109
Appeals dismissed . . . . .	46
Appeals withdrawn . . . . .	10
Appeals pending . . . . .	35

Very truly yours,

for the Board of Appeal

ANNE G. HAGERTY,  
*Executive Secretary.*







CITY OF BOSTON  PRINTING SECTION